

Cascade River LLC  
19 Warm Lake HWY, Cascade ID 83611

City of Cascade  
105 S. Main Street  
Cascade ID 83611

To: Honorable Mayor and City Council  
RE: The River District Application Process

For well over a year we have been trying to fulfill the City of Cascade's requests for information to process our application for the River District. This has been very frustrating for us as every time we believe we are close to satisfying the requests of city and contract personnel, additional requests are made, many of which are unnecessary or premature given the nature of the application (a preliminary, not final, plat), or that could and should have been made long ago, or as has recently been the case with the wastewater treatment capacity, facts previously relied upon are changed.

I have attached an unsolicited email letter from Anne Wescott, the most respected expert in the field for preparing a fiscal impact analysis. I include this letter to show the frustration from a third party trying to provide information to a process that continues to take on a life of its own. We have also witnessed similar, and sometimes extreme frustration from subcontractors, such as A Team Land Consultants (Steve Arnold), Dunn Land Surveying (Dan Dunn), TO Engineers (Dave Sterling), CR Traffic Engineering (Chhang Ream), and now Galena Consulting (Anne Wescott) preparing our Fiscal Impact Analysis

I send this letter to all involved persons of the City of Cascade to illustrate how difficult it has been to process this application. The City needs to be aware that it is our desire to provide all the information needed for consideration of this application, however, it seems as though the City's contractors and administration prefer unlimited billable hours and delay which is adding costs to both the City and the Applicant.

We send this letter to ask for your assistance through your oversight of the process. Please include this letter and the enclosed email from Anne Wescott in the city's official record of this application.

Best Regards  
Cascade River LLC

Phil Davis  
Managing Member

**From:** Anne Wescott <[awescott@cableone.net](mailto:awescott@cableone.net)>  
**Sent:** Thursday, March 19, 2020 4:47 PM  
**To:** steve <[steve@ateamboise.com](mailto:steve@ateamboise.com)>  
**Cc:** Anne Wescott <[awescott@cableone.net](mailto:awescott@cableone.net)>; Ozzie Gripenrog <[TGSOZZIE@gmail.com](mailto:TGSOZZIE@gmail.com)>  
**Subject:** next steps on Cascade

Steve -

This fiscal analysis has taken on a life of its own, hasn't it? Ozzie update me today with your proposed next steps - email to City, response to questions raised, and phone conference.

It is clear to me that the City and their subcontractors aren't really familiar with this level of analysis. When Ozzie went over everything with the City Clerk Treasurer (and we think the mayor was on the call too) they had no remaining questions. We already have 10 hours over our agreed upon amount on this project and the next steps above will be at least another 6.

We have several large projects going on right now that we put on hold to get this done, and it seems to continue to broaden in scope. I would like to receive payment for the work to date included in the invoice I sent earlier (attached) before I can allocate more of Ozzie's time. I will absorb the 10 hours we have already allocated over and above the scope of work (its not your fault the City doesn't seem to have a clear process or understanding of the fiscal impacts of development).

I would like your clients' agreement that we will bill for an additional 6 hours after the conference call with the City at \$150 per hour. If the City needs additional interaction after that I would propose a retainer. We very much want to help you because we agree that this development is a win-win.

Please let me know your response. Ozzie will be out of the office tomorrow but is prepared to let the City know he will prepare the written response, and can prepare the response/facilitate the conference call early next week.

Thank you!

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*Anne Wescott*  
*Galena Consulting*  
*(208) 860-0133*